011.0	0004	0023.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,034,600 / 1,034,600
					USE VALUE: 1,034,600 / 1,034,600
					ASSESSED: 1,034,600 / 1,034,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12	-14	SWAN PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANGONE RICHARD C & EILEEN
Owner 2:	TRS/ LANGONE REVOCABLE TRUST
Owner 3:	
Street 1:	12 SWAN PLACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LANGONE RICHARD C & EILEEN -
Owner 2:	-
Street 1:	12 SWAN PLACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,428 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1900, having primarily Asbestos Exterior and 3490 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5428.000	510,000		524,600	1,034,600
Total Card	0.125	510,000		524,600	1,034,600
Total Parcel	0.125	510,000		524,600	1,034,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 296.45 | /Parcel: 296.4

Legal Description

User Acct 8985

GIS Ref

GIS Ref

Insp Date 02/17/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 011.0-0004-0023.0

!1016!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	510,400	0	5,428.	524,600	1,035,000	1,035,000	Year End Roll	12/18/2019
2019	104	FV	407,200	0	5,428.	553,700	960,900	960,900	Year End Roll	1/3/2019
2018	104	FV	407,200	0	5,428.	408,000	815,200	815,200	Year End Roll	12/20/2017
2017	104	FV	381,400	0	5,428.	390,500	771,900	771,900	Year End Roll	1/3/2017
2016	104	FV	381,400	0	5,428.	361,400	742,800	742,800	Year End	1/4/2016
2015	104	FV	317,000	0	5,428.	303,100	620,100	620,100	Year End Roll	12/11/2014
2014	104	FV	317,000	0	5,428.	296,100	613,100	613,100	Year End Roll	12/16/2013
2013	104	FV	329,900	0	5,428.	282,100	612,000	612,000		12/13/2012

PRINT

Date	Time
12/10/20	16:41:54

LAST REV

Date	Time
01/28/20	15:38:12

mmcmakin

1016

USER DEFINED

Prior Id # 1:	8985
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANGONE RICHARD	71731-402	1	10/11/2018	Convenience	1	No	No		
DOLAN MARION A	26905-9		12/13/1996		180,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2016	1351	New Wind	5,600	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/17/2018	MEAS&NOTICE	KB	Kevin B
2/26/2009	Measured	372	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	256	PATRIOT
8/28/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5428		Sq. Ft.	Site		0	90.	1.07	10									524,558						524,600	

Total AC/HA: 0.12461 | Total SF/SM: 5428 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 524,558 | Spl Credit | Total: 524,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.95085955
Const Adj.:	0.94040596
Adj $ / SQ:	143.071
Other Features:	120000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	692988
Depreciation:	182949
Depreciated Total:	510039

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

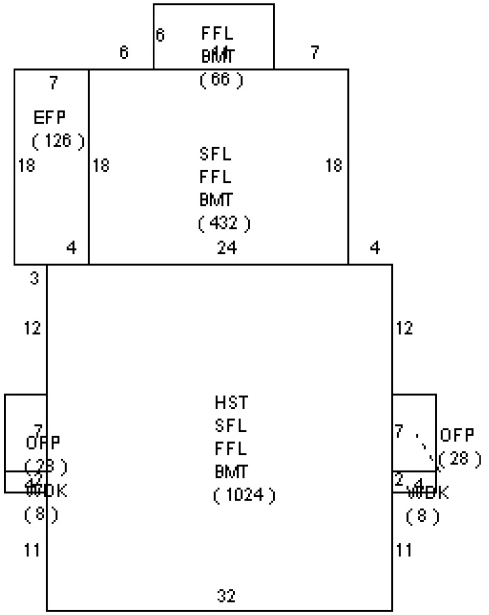
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	143.07
Special Features:	0	Val/Su Net:	97.89
Final Total:	510000	Val/Su SzAd	146.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,522	42.920	65,326
FFL	First Floor	1,522	143.070	217,754
SFL	Second Floor	1,456	143.070	208,311
HST	Half Story	512	143.070	73,252
EFP	Enclos Porch	126	45.920	5,786
OFP	Open Porch	56	41.380	2,317
WDK	Deck	16	15.050	241
	Net Sketched Area:	5,210	Total:	572,987
Size Ad	3490	Gross Are	5722	FinArea 3490

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

011.0-0004-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	